



6 York Place, York Avenue, New Milton, BH25 6BU

£329,950

Mitchells
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*6 York Place
York Avenue
New Milton
Hampshire
BH25 6BU*

This spacious three bedroom house is situated just a short walk from New Milton town centre and the mainline railway station. The property offers bright and spacious accommodation, with features including an L-shaped sitting/dining room, a kitchen/breakfast room, a generous conservatory, two large double bedrooms, a secluded west-facing garden, a garage, and no forward chain.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Ground Floor Cloakroom
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Front Garden
- West-Facing Rear Garden
- Garage In Nearby Block



The Property

Entrance porch accessed via a sliding UPVC door, with useful shelving and access through to the entrance hall.

Entrance hall with stairs to the first floor landing, a radiator, access through to the cloakroom, and a useful storage cupboard housing the gas meter, electric meter, and electrical consumer unit.

Ground floor cloakroom with a white suite comprising a WC with a hidden cistern, a wall hung wash hand basin with a mixer tap and a tiled splashback, a UPVC window, and a radiator.

The sitting room is situated at the front of the property, with a tiled fireplace with an inset gas fire, a radiator, and a large UPVC window with an attractive outlook to the front.

This opens through to the dining room, with a UPVC door leading through to the conservatory, an understairs storage cupboard, and ample space for furniture.

The kitchen is fitted with a range of cream shaker style wall and base units with a contrasting granite effect worktop, tile effect flooring, a breakfast bar, a walk-in storage cupboard, and integrated appliances including a four burner gas hob with an extractor fan over, an undercounter oven, a stainless steel sink with a mixer tap over and a drainer, and a recess for a tall, stand up fridge/freezer.

A UPVC door gives access through to the conservatory, with UPVC double glazed windows, a UPVC double glazed door, a polycarbonate roof, a radiator, tiled flooring, a walk-in storage cupboard, and a utility area with space and plumbing for a washing machine and a tumble dryer. This also enjoys a view over the sunny west-facing garden.

First floor landing with a hatch to the loft space and an airing cupboard housing the Glow Worm combination boiler.

The family bathroom is fitted with a white suite comprising a corner WC, a wash hand basin with storage beneath, a P-shaped bath with a mixer tap over and an independent electric Mira shower attachment, a glass shower screen, part tiled walls, and an airing cupboard.

On the first floor are three bedrooms, with bedrooms one and two being particularly spacious doubles. All three bedrooms benefit from built-in storage, and bedroom three enjoys an outlook over the rear garden.





Gardens & Grounds

To the front of the property is a beautifully landscaped garden, with the majority laid to shingle for ease of maintenance and the remainder laid to mature and colourful borders, and giving access to the parking.

The rear garden has a bright, sunny westerly aspect and is extremely private and secluded, with a rear gate for access to the garage. The rear garden has been hard landscaped with a lovely patio area, raised beds, and the rest of the garden laid to shingle for ease of maintenance. There is also a brick built storage shed and high level fencing.

This property is offered with vacant possession, and a viewing is highly recommended.

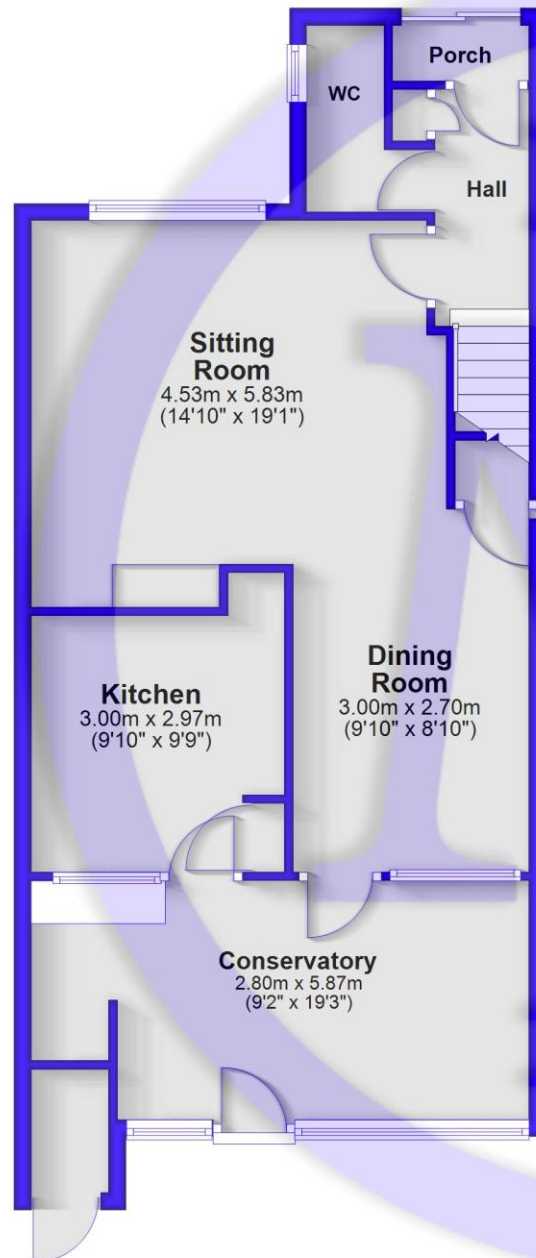
Services

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating To be confirmed



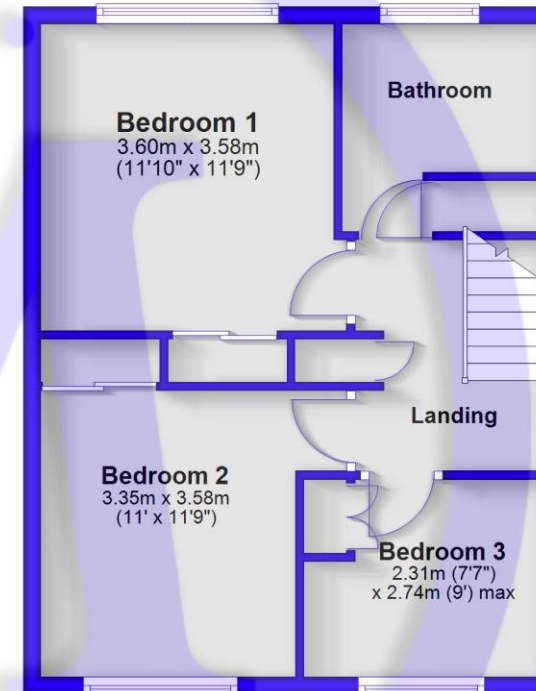
Ground Floor

Approx. 66.1 sq. metres (711.3 sq. feet)



First Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



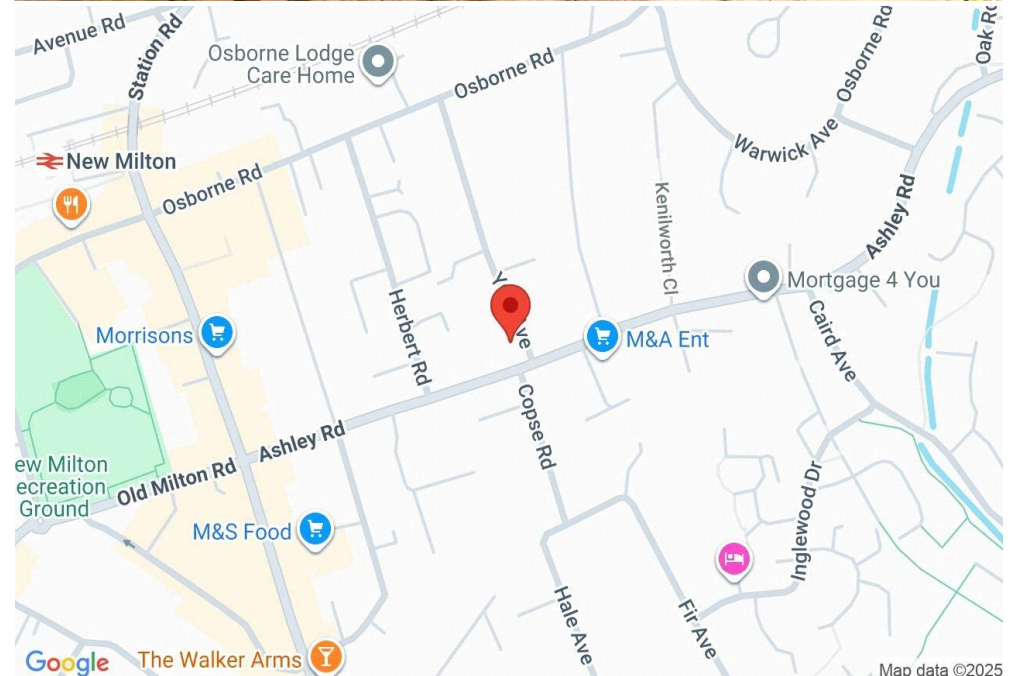
Total area: approx. 110.6 sq. metres (1190.9 sq. feet)

Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.

Directions

From Mitchells, proceed across the traffic lights into Ashley Road, continue through the next set of lights, and take the second left into York Avenue, where the property will be found on the left hand side.





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